



20220331000132370 1/3 \$233.50
Shelby Cnty Judge of Probate, AL
03/31/2022 03:59:19 PM FILED/CERT

This Instrument prepared (without
benefit of a survey or title search) by:
Andrew J. Potts, Esq.
Law Offices of Andrew J. Potts
P.O. Box 59242
Birmingham, Alabama 35259

Send Tax Notice To:
Bobby J. Harris
3489 Blankenship Road
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 29TH
day of MARCH 2022 by **DIANE MILLER** a single resident of the State of
Alabama (hereinafter referred to as the "Grantor") to **BOBBY J. HARRIS** (hereinafter referred
to as the "Grantee"), a single resident of the State of Alabama.

WHEREAS, Grantor owns an undivided one-half (1/2) interest in the Property;

WHEREAS, Grantor desires to convey her undivided one-half (1/2) interest in the
Property to Grantee;

WHEREAS, Grantee already owns an undivided one-half (1/2) interest in the Property
and, as a result of this deed, will own the entire fee simple interest in the Property;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in
hand paid by Grantee to Grantor and for other good and valuable consideration, the receipt and
sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant,
bargain, sell and convey unto Grantee, **BOBBY J. HARRIS**, her undivided one-half (1/2)
interest in that certain real property situated in Shelby County, Alabama, more particularly
described as follows (the "Property"):

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 7,
Township 20 South, Range 3 West and run East along the South line of said
1/4-1/4 Section 500 feet for point of beginning; thence continue in an Easterly
direction along South line of said 1/4-1/4 section 330 feet; thence turn an
angle of 91 degrees 12 minutes 15 seconds to the left in a Northerly direction
parallel with the West line of said 1/4-1/4 section 400 feet; thence turn an
angle of 88 degrees 47 minutes 30 seconds to the left in a Westerly direction
parallel to the South line of said 1/4-1/4 Section 330 feet; thence turn an angle
of 91 degrees 12 minutes 15 seconds to the left in a Southerly direction
parallel with the West line of said 1/4-1/4 section 400 feet more or less to the
point of beginning.

Shelby County, AL 03/31/2022
State of Alabama
Deed Tax: \$205.50



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Together with and subject to a non-exclusive easement for ingress and egress recorded in Instrument 1994-12765.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to:

1. Liens for all real estate taxes and assessments for the year 2022 and all subsequent years, which are not yet due and payable.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the above-described property or that would be disclosed by an accurate survey or careful physical inspection of the land herein described.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And said Grantor does for herself, her heirs, successors and assigns covenant with said Grantee, his heirs, successors and assigns, that she is lawfully seized in fee simple of the Property; that she has a good right to sell and convey the same as aforesaid; and that she and her heirs, successors and assigns shall warrant and defend the Property to the said Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons claiming by or through the Grantor, but not otherwise.

Source of Title: Instrument 20200212000059070 recorded in the Office of the Judge of Probate of Shelby County, Alabama on February 12, 2020.

Pursuant to the provisions of Ala. Code§ 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Diane Miller
3489 Blankenship Road
Birmingham, AL 35244

Grantee's Name and Mailing Address:

Bobby J. Harris
3489 Blankenship Road
Birmingham, AL 35244

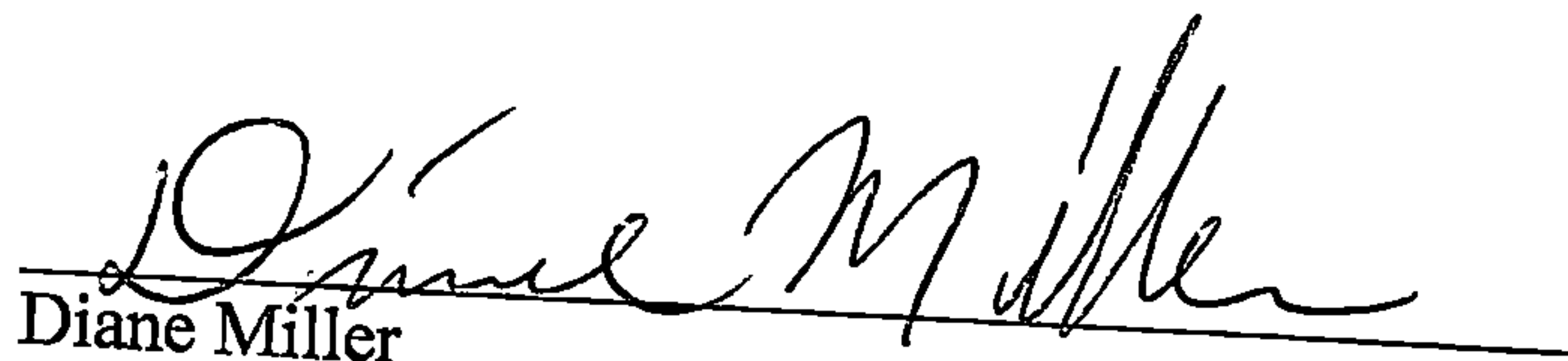
Property Address: 3489 Blankenship Road

Tax Assessed Value: \$410,360.00

Recording Tax is based on transfer of a 50% interest in the Property: \$205,180.00.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:


Diane Miller



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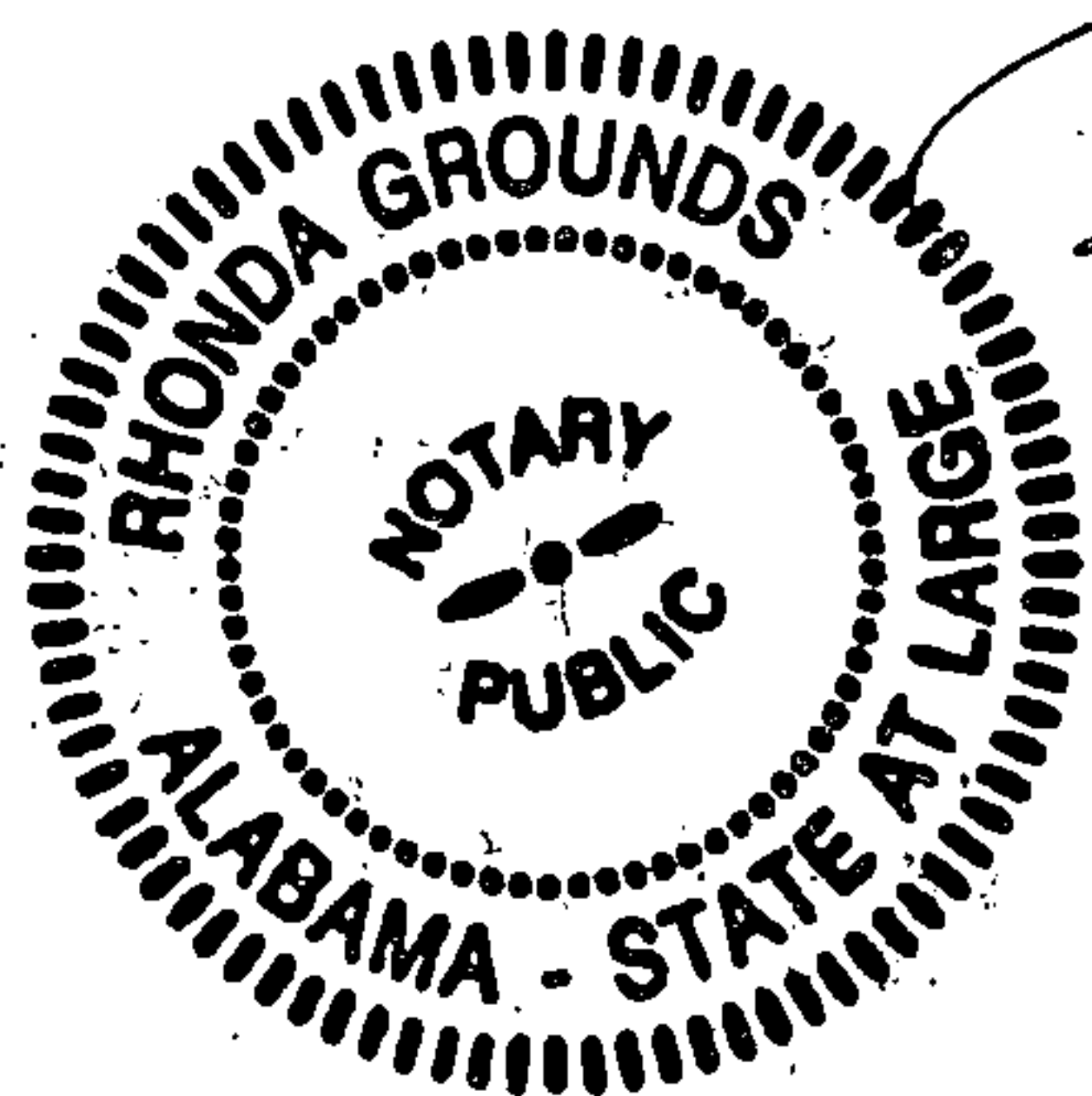
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane Miller, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of March, 2022.
2022.

[Notary Seal]




Notary Public

My Commission Expires: 03/16/25